



VICINITY MAP
1" = 3000' ±

GENERAL NOTES

PROPERTY / OWNER INFORMATION:

TAX MAP NO. 49 - PARCEL NO. 147
TAX ID: 04-006917

TAX MAP NO. 49 - PARCEL NO. 51
TAX ID: 04-003500

MARVIN L. & CHRISTINA D. STEPHENS
MAILING ADDRESS: 8911 MARSHALL CREEK ROAD
NEWARK, MARYLAND 21841

DEED ON RECORD: 2346-115
REFERENCE PLAT: 149-20

NO TITLE REPORT WAS OBTAINED OR PROVIDED FOR REVIEW DURING THE PREPARATION FOR THIS SURVEY. BEING SUCH, THIS PLAT SHALL NOT BEAR CERTIFICATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY EASEMENTS, RIGHTS OF WAY, OR ENCUMBRANCES, EXCEPT THOSE SPECIFICALLY SHOWN HEREON. ADDITIONALLY, THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY SUCH RIGHTS OF WAY, EASEMENTS, OR ENCUMBRANCES AS MAY BE DISCLOSED BY A COMPLETE TITLE SEARCH.

ZONED: A-1 AGRICULTURAL SINGLE-FAMILY DWELLINGS
SETBACKS: FRONT = 35' or 60' from Center of Road
SIDE = 20'
REAR = 50'
POULTRY HOUSES
SETBACKS: FRONT = 50'
SIDE = 20'
REAR = 20'

EXISTING USE: AGRICULTURAL

A PORTION OF LOT 3A LIES WITHIN THE LIMITS OF THE ATLANTIC COASTAL BAY CRITICAL AREA, AND IS FURTHER LABELED RESOURCE CONSERVATION AREA, (R.C.A.).

THE PORTION OF LOT 3A WITHIN THE CRITICAL AREA BOUNDARY MAY ONLY BE USED FOR AGRICULTURAL, NON-RESIDENTIAL USES. ONLY THE PORTION OF LOT 3A OUTSIDE OF THE CRITICAL AREA MAY BE UTILIZED FOR RESIDENTIAL PURPOSES.

NO DITCHES WITHIN LOT 3A ARE PART OF A PUBLIC DRAINAGE ASSOCIATION.

COORDINATE INFORMATION AND ELEVATIONS SHOWN HEREON ARE BASED WITHIN AN ASSUMED DATUM.

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240083 0095 C, DATED JUNE 16, 1992, THIS PARCEL IS LOCATED WITHIN ZONE A AND ALSO WITHIN ZONE B.

LOT TO BE SERVED BY INTERIM INDIVIDUAL WELL AND SEPTIC SYSTEM. MAINTENANCE OF SEPTIC AND WATER SYSTEMS IS TO BE THE SOLE RESPONSIBILITY OF THE LOT OWNER.

WELL LOCATIONS SHOWN HEREON ARE PLATTED LOCATIONS AND MAY BE RELOCATED WITH APPROVAL FROM WORCESTER COUNTY ENVIRONMENTAL PROGRAMS. NO DWELLING IS PERMITTED WITHIN 30' OF ANY WELL LOCATION. POTABLE WELLS MUST BE AT LEAST 50' FROM ANY POND.

THE PURPOSE OF THIS PLAT IS TO CREATE A SEWAGE RESERVE AREA ON LOT 3 AND MODIFY THE PROPERTY LINES BETWEEN LOT 3 AND PARCEL 51.

LOT COVERAGE WITHIN CRITICAL AREA

POULTRY HOUSES = 35,591 S.F.
MANURE SHEDS = 8,950 S.F.
GRAVEL DRIVE = 53,100 S.F.
SHED = 106 S.F.
TOTAL = 97,747 S.F. (2.24 AC.)
% IMPERVIOUS = 37%

LINE	BEARING	DISTANCE
L1	N 35°44'33" W	37.85'
L2	N 34°30'35" W	53.78'
L3	N 34°29'39" W	56.68'
L4	N 33°28'33" W	53.56'

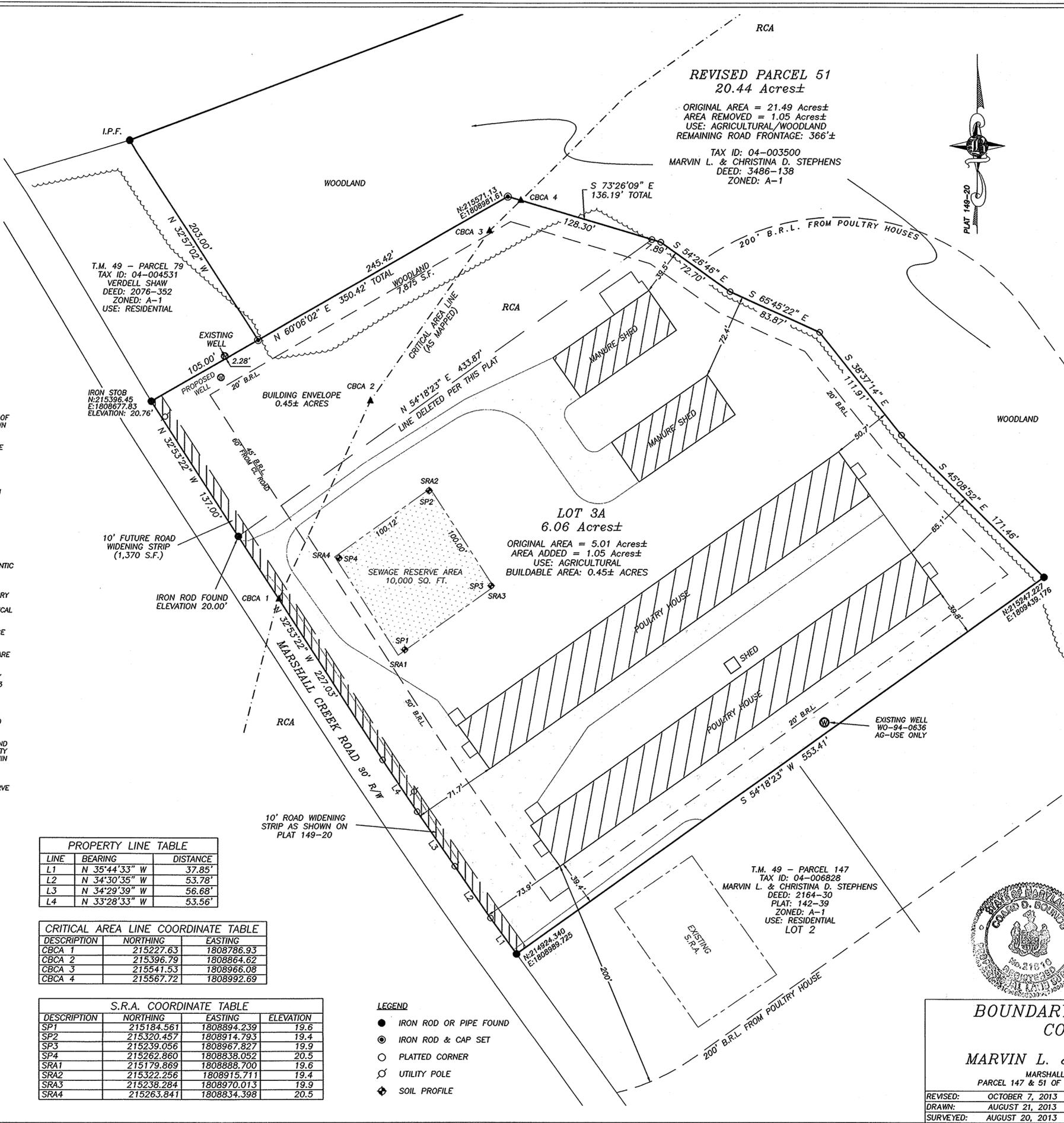
DESCRIPTION	NORTHING	EASTING
CBCA 1	215227.63	1808786.93
CBCA 2	215396.79	1808864.62
CBCA 3	215541.53	1808966.08
CBCA 4	215567.72	1808992.69

DESCRIPTION	NORTHING	EASTING	ELEVATION
SP1	215184.561	1808894.239	19.6
SP2	215320.457	1808914.793	19.4
SP3	215239.056	1808967.827	19.9
SP4	215262.860	1808838.052	20.5
SRA1	215179.869	1808888.700	19.6
SRA2	215322.256	1808915.711	19.4
SRA3	215238.284	1808970.013	19.9
SRA4	215263.841	1808834.398	20.5

LEGEND

- IRON ROD OR PIPE FOUND
- ⊙ IRON ROD & CAP SET
- PLATTED CORNER
- ⊕ UTILITY POLE
- ◆ SOIL PROFILE

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ATLANTIC COASTAL BAYS CRITICAL AREA:
A PORTION OF THIS PROPERTY LIES PARTIALLY WITHIN THE RESOURCE CONSERVATION AREA DESIGNATION OF THE WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA AND ALL PROPOSED DEVELOPMENT ACTIVITIES MUST MEET THE REQUIREMENTS OF TITLE 3 (LAND AND WATER RESOURCES), SUBTITLE 1 (ATLANTIC COASTAL BAYS CRITICAL AREA) OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, AS FROM TIME TO TIME AMENDED, IN EFFECT AT THE TIME OF THE PROPOSED DEVELOPMENT ACTIVITIES. DWELLING UNIT DENSITIES ARE LIMITED TO ONE PER TWENTY ACRES; THEREFORE NO DWELLING UNIT MAY BE CONSTRUCTED WITHIN THE CRITICAL AREA PORTION OF THE PROPOSED LOT 3A.

FOREST CONSERVATION LAW STATEMENT:
IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(9) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE PARCEL IS BEING CREATED FOR THE PURPOSE OF CONSTRUCTING A DWELLING HOUSE INTENDED FOR THE USE OF THE OWNER OR IMMEDIATE FAMILY MEMBER OF THE OWNER PROVIDED THAT THE ACTIVITY DOES NOT RESULT IN THE CUTTING, CLEARING, OR GRADING OF MORE THAN 20,000 SQUARE FEET OF FOREST; AND IS SUBJECT OF A DECLARATION OF INTENT FILED WITH THE COUNTY. THE DECLARATION OF INTENT - IMMEDIATE FAMILY TRANSFER SHALL REMAIN VALID FOR A PERIOD OF FIVE YEARS FROM THE DATE OF LOCAL AUTHORIZATION. FURTHERMORE, ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

WORCESTER COUNTY PLANNING COMMISSION
A. THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE OR WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF OF THE PRACTICABILITY, BUILDABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.

B. WORCESTER COUNTY DOES NOT GUARANTEE THE DEVELOPMENT OF CONSTRUCTION OF ANY AMENITIES SHOWN ON THIS PLAT. ALL SUCH AMENITIES SHALL BE THE RESPONSIBILITY OF THE OWNER AND DEVELOPER OF THIS SUBDIVISION.

Bob O'Neil 2/13/2014
APPROVING AUTHORITY DATE
WORCESTER COUNTY PLANNING COMMISSION

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS
LOT 3A IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWER SYSTEM IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE INDIVIDUAL SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEM(S) WHEN AVAILABLE. THE DISPOSAL SYSTEMS ARE RESTRICTED TO SANDMOUND DESIGN MEETING CURRENT ENVIRONMENTAL PROGRAMS STANDARDS. WATER SUPPLYING THE WELLS SHALL BE FROM A CONFINED AQUIFER (APPROXIMATELY 50 FEET BELOW THE GROUND LEVEL OR SOME DEEPER CONFINED AQUIFER. (FOR EACH DWELLING UNIT, A MINIMUM OF 10,000 SQ. FT., EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHT-OF-WAYS AND SUCH OTHER PERMANENT OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSALINE DISPOSAL OF SEWAGE). SOIL EVALUATIONS WERE COMPLETED BASED ON EXISTING ELEVATIONS. ANY ALTERATIONS OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE. EXCEPT AS SHOWN, THERE ARE NO WELLS WITHIN 100' OF PROPERTY LINES.

Robert Mitchell, P.E. 2-11-14
APPROVING AUTHORITY DATE
WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

OWNER & SURVEYOR CERTIFICATION
THE FOLLOWING STREETS, ROADS, AMENITIES AND IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY. A 10-FOOT-WIDE-STRIP ACROSS THE FRONT OF LOT 3A AND THE ADJOINING ROADWAY IS OFFERED IN DEDICATION FOR THE FUTURE ROAD WIDENING OF MARSHALL CREEK ROAD. ACCEPTANCE OF SUCH OFFER MAY TAKE PLACE AT ANY TIME BY APPROPRIATE ACT OF THE COUNTY COMMISSIONERS. THE COUNTY COMMISSIONERS ARE IN NO WAY REQUIRED TO ACCEPT SUCH OFFER. THE OFFER MAY NOT BE WITHDRAWN WITHOUT THE CONSENT OF THE COUNTY COMMISSIONERS.

I/WE HEREBY CERTIFY THAT, TO THE BEST OF MY/OUR KNOWLEDGE, THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY, SECTION 3-10B, (LATEST EDITION) SO FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

Marvin L. Stephens 2-6-14
MARVIN L. STEPHENS DATE

Christina D. Stephens 2-6-14
CHRISTINA D. STEPHENS DATE

COARD B-BOUNDS 2/3/14
COARD B-BOUNDS, PROF. LAND SURVEYOR DATE
MD. 21516 LICENSE EXPIRES JULY 15, 2015



BOUNDARY LINE ADJUSTMENT & CONVERSION PLAT
ON LANDS OF
MARVIN L. & CHRISTINA D. STEPHENS
MARSHALL CREEK ROAD - NEWARK, MARYLAND 21841
PARCEL 147 & 51 OF TAX MAP 49 - WORCESTER COUNTY - TAX DISTRICT 04

REVISED: OCTOBER 7, 2013 PER WOR. COUNTY COMMENTS
DRAWN: AUGUST 21, 2013
SURVEYED: AUGUST 20, 2013

SCALE: 1" = 60'
JOB: 181 SHEET: 1 OF 1

2/13/14